

CITY OF SAN BRUNO

COMMUNITY DEVELOPMENT DEPARTMENT



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 Aaron Aknin, AICP, *Planning Manager*
 Beilin Yu, *Associate Planner*
 Tony Rozzi, *Assistant Planner*
 Lisa Costa Sanders, *Contract Planner*
 Pamela Thompson, *City Attorney*

PLANNING COMMISSION

Sujendra Mishra, *Chair*
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 Mary Lou Johnson
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 Perry Petersen
 Kevin Chase
 Joe Sammut

ARCHITECTURAL REVIEW COMMITTEE MEETING

TO: Rick Biasotti
 Sujendra Mishra
 Kevin Chase

] Architectural Review Committee
]

FROM: Tambri Heyden, Community Development Director

The Architectural Review Committee will meet **Thursday, July 13, 2006, at 6:00 P.M. in Conference Room 101 at 567 El Camino Real, San Bruno, CA.** Applicants, designers, developers, and property owners are invited to attend. Please wait in the lobby until your case is called. The following items will be discussed:

* – A complete staff report will be prepared for this item when it goes before the Planning Commission for review.

1.	*1657 Jenevein Avenue (Up-06-09) <u>Environmental Determination:</u> Categorical Exemption <u>Zoning:</u> R-1 (Single Family Residential)	Request for a Use Permit to allow the construction of an addition which increases the gross floor area by more than 50% per Section 12.200.030.B.1 of the San Bruno Zoning Ordinance. Frank McAlorum (Applicant/Owner). UP-06-09
2.	*543 Fifth Avenue (UP-06-19) <u>Environmental Determination:</u> Categorical Exemption <u>Zoning:</u> R-1 (Single Family Residential)	Request for a Use Permit to allow the construction of an addition to an existing residence which increases the floor area by more than 50% per Section 12.200.030.B.1 of the San Bruno Zoning Ordinance. Raquel Rico (Owner/Applicant) UP-06-19

3.	*1670 Claremont Avenue (UP-06-21) <u>Environmental Determination:</u> Categorical Exemption <u>Zoning:</u> R-1 (Single Family Residential)	Request for a Use Permit to allow the construction of an addition that exceeds the .55 floor area ratio guideline per Section 12.200.030.B.2 of the San Bruno Zoning Ordinance. Dale Design (Applicant), James Greig (Owner). UP-06-21
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Note: If you challenge the above actions in court you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Architectural Review Committee at, or prior to, the public hearing.



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**ARCHITECTURAL REVIEW COMMITTEE
STAFF REPORT
AGENDA ITEM NO. 1
July 13, 2006**

PROJECT LOCATION

1. Address: 1657 Jenevein Avenue
2. Assessor's Parcel No: 020-262-020
3. Zoning District: R-1 (Single Family Residential District)
4. General Plan Classification: Low Density Residential

EXHIBITS

- A: Site Location
B: Revised Roof Plan and Elevations
C: Original Roof Plan and Elevations
D: Photos

REQUEST

Request for a Use Permit to allow the construction of an addition which increases the gross floor area by more than 50% per Section 12.200.030.B.1 of the San Bruno Zoning Ordinance. Frank McAlorum (Applicant/Owner). **UP-06-09**

RECOMMENDATION

Staff recommends that the Architectural Review Committee approve the revised plans for Use Permit 06-09.

BACKGROUND

This project was reviewed by the Architectural Review Committee on May 11, 2006. One of the Committee's recommendations was to revise the proposed roof over the rear addition from a flat roof to a pitched roof. After the Architectural Review Committee meeting, the applicant opted to proceed with the project with the original flat roof. This project was then heard and approved by the Planning Commission at its June 20, 2006 meeting. At that meeting the Planning Commission approved the requested project with the condition that the applicant modify the flat roof over the rear addition to a pitched roof more compatible with the existing roof design and requested that the revised plans be reviewed by the Architectural Review Committee.

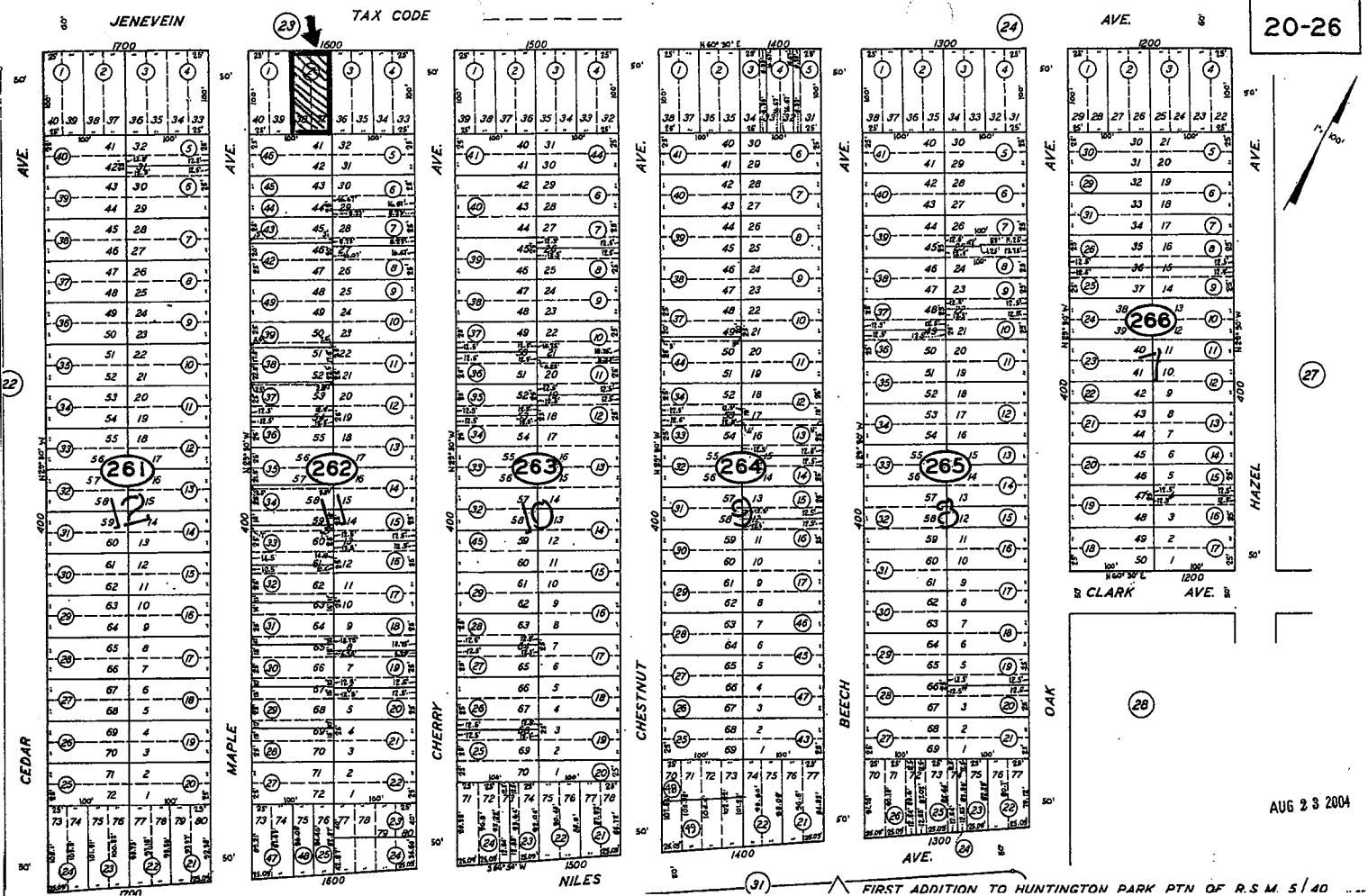
DISCUSSION

Since the June 20, 2006 Planning Commission meeting, the applicant has submitted revised plans, with the recommended revision. Staff reviewed the plans and finds that the new roof design will complement

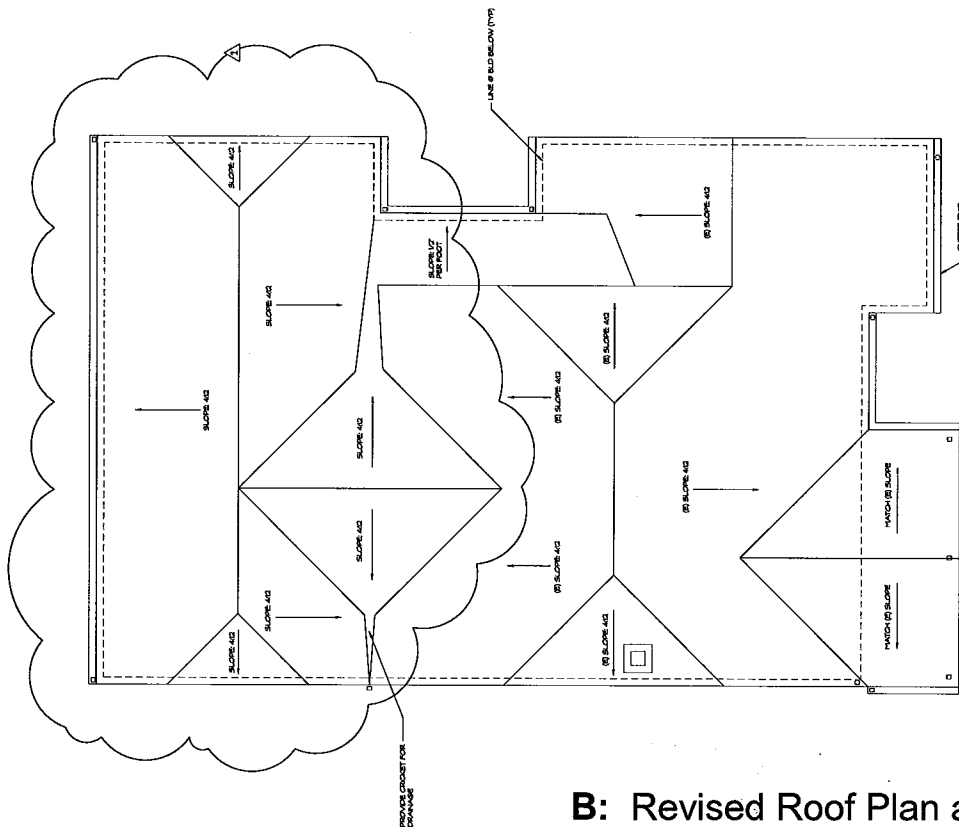
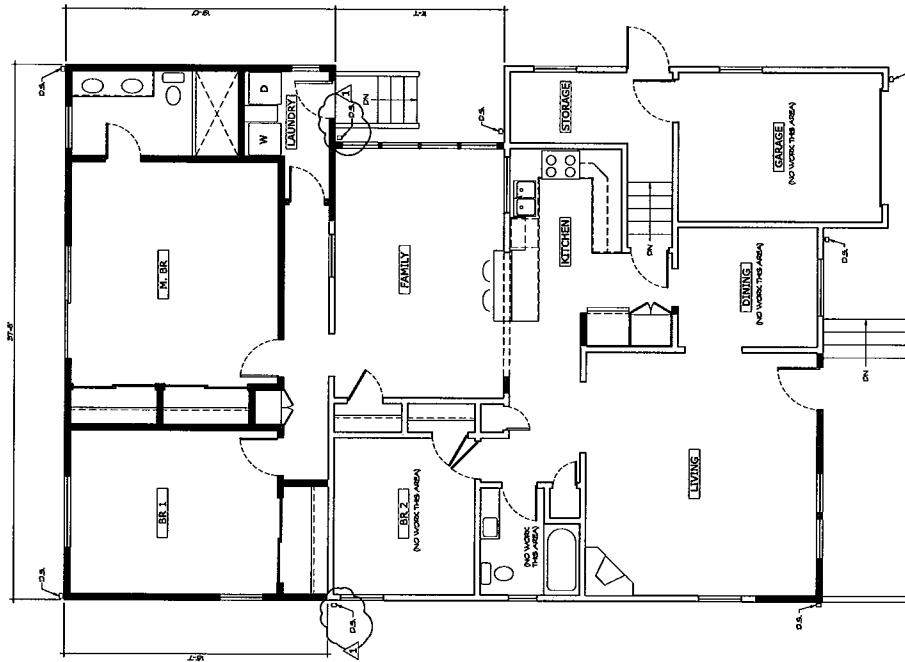
the design of the existing residence. The new roof consists of semi-hip roofs and has the same roof pitch as the existing roof design. Both features will tie the addition to the existing structure; meeting the intent of the City's zoning ordinance. As such, staff recommends that the Architectural Review Committee approve the proposed project, as revised. However, if the Architectural Review Committee believes further review is required by the Planning Commission, this project may be forwarded to the Planning Commission for review.

Submitted on 6/29/06 by:

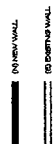
Beilin Yu
Associate Planner



A: Site Location

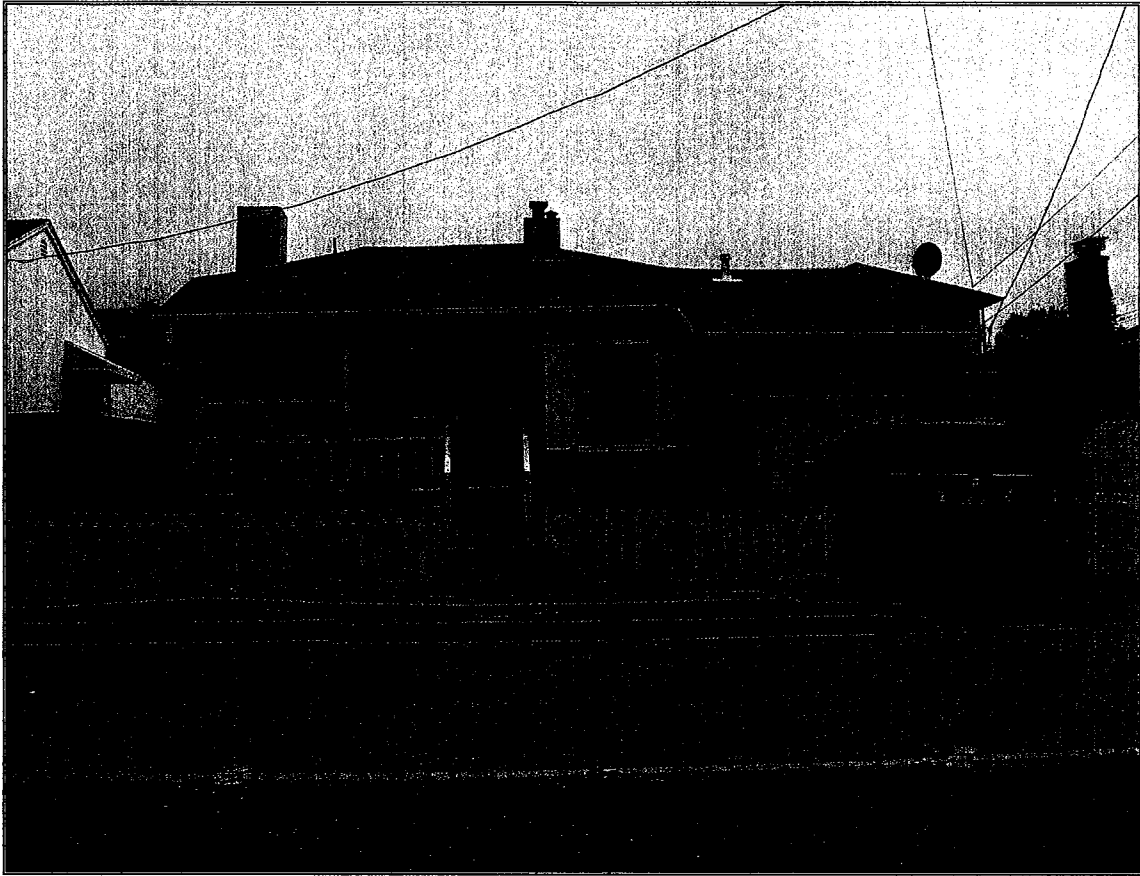


B: Revised Roof Plan and Elevations



C: Original Roof Plan and Elevations

EXHIBIT D: Photos



Subject Residence – 1657 Jenevein Avenue (020-262-020)



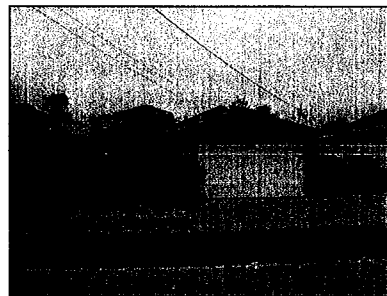
1637 Jenevein Avenue (020-262-030)



1681 Jenevein Avenue (020-262-010)



1636 Jenevein Avenue (020-232-160)



1656 Jenevein Avenue (020-232-170)



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**ARCHITECTURAL REVIEW COMMITTEE
STAFF REPORT
AGENDA ITEM NO. 2
July 13, 2006**

PROJECT LOCATION

1. Address: 543 Fifth Avenue
2. Assessor's Parcel No: 020-177-080
3. Zoning District: R-1 (Single Family Residential District)
4. General Plan Classification: Low Density Residential
5. Property is located in the San Bruno Redevelopment Area

EXHIBITS

- A: Site Location
B: Site Plan, Floor Plans, and Elevations

REQUEST

Request for a Use Permit to allow the construction of an addition to an existing residence which increases the floor area by more than 50% per Section 12.200.030.B.1 of the San Bruno Zoning Ordinance. Raquel Rico (Owner/Applicant) **UP-06-19**

RECOMMENDATION

Staff recommends that the Architectural Review Committee forward Use Permit 06-19 to the Planning Commission with a positive recommendation, subject to the suggested revisions.

ENVIRONMENTAL ASSESSMENT

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor Expansions to Existing Facilities.

EXISTING CONDITIONS

The subject property is located on the west side of Fifth Avenue, south of Angus Avenue East and north of Seventh Avenue, in the Belle Air Park Subdivision. This is a rectangular-shaped lot with a total lot size of 5,000 square feet.

The existing residence is 1,203 square feet in size, including 3 bedrooms and 1 bathroom with an attached one-car garage. The living area is 950 square feet and the garage is 253 square feet.

SURROUNDING LAND USES

North: Angus Avenue East - R-1 Zone, single-family residences

South: Belle Air Elementary School
 East: Seventh Avenue - R-1 Zone, single-family residences
 West: Fourth Avenue - R-1 Zone, single-family residences

PROJECT INFORMATION

The proposed project includes a first story addition to the existing single story residence. The first story addition is proposed to be 854 square feet and located at the rear of the existing residence. The new addition will accommodate a new master suite, a bathroom, a laundry room, a kitchen and a dining room. The applicant is proposing to remodel the existing kitchen and dining room into a family room. If approved and constructed this would be a 4-bedroom, 2 ½ -bathroom home.

Site Conditions		Zoning Requirements	Existing Conditions	Proposed Conditions
Land Use		R-1, Single Family Res.	R-1, Single Family Res.	Same
Lot Area Min.		5,000	5,000	Same
Lot Coverage		Max. 2,200	1,203	2,057
Lot Coverage %		44%	24%	41%
Gross Floor Area		Max. 2,750	1,203	2,057
Floor Area Ratio		0.55	0.24	0.41
Building Setbacks	Front	Min. 15'	15'-0"	15'-0"
	Rear	Min. 10'	50'-2"	26'-5"
	North Side	Min. 5'	3'-0"	3'-0"
	South Side	Min. 5'	5'-0"	5'-0"
Building Height		Max. 28'	17'-10"	17'-10"
Covered Parking		1 covered space	1 covered space	1 covered space

Square Footage Breakdown:

	First Floor	Garage	Total
Existing	950	253	1,203
Proposed	854	-	854
Total	1,804	253	2,057

ANALYSIS AND RECOMMENDATION:

This proposal requires approval for a Use Permit to allow the construction of an addition which proposes to increase the floor area by more than 50%. Section 12.200.030.B.1 of the City's Zoning Code states that a Conditional Use Permit shall be required for "expansions to an existing single family residential structure, which proposes an increase in the gross floor area by more than fifty percent." The applicant is proposing a 854 square foot addition to a 1,203 square foot residence; a 71% expansion.

Architecturally, the applicant is proposing a one-story traditional style home, with stucco finish and composition shingle roofing. Staff supports this design because the design is similar to other traditional style homes and complements the other ranch style homes found in the immediate neighborhood. It is anticipated to be an economic benefit to the area as it is an improvement to the modest and well-maintained neighborhood.

Pursuant to the City's zoning code, the Commission shall grant the use permit if it makes the following

findings (required findings are in **bold** followed by staff's analysis).

- 1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.**

With the condition that the applicant obtain a building permit prior to construction, the addition will be constructed according to the Uniform Building Code and therefore will not be detrimental to the health, safety and general welfare of the persons residing in the neighborhood. The proposed structure will also be constructed with sufficient distance from the side property lines to provide for fire safety construction and egress requirements. Therefore, the development will not be detrimental to the health and safety of the persons residing in the neighborhood.

- 2. The proposed development will not be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city.**

The proposed addition generally complements the current neighborhood design, both in scale and with its architectural features and is consistent with the permitted uses of a low-density residential neighborhood. The subject property provides sufficient off-street parking for the proposed development on the site, therefore on-street parking will not be impacted with the addition. Additionally, the existing garage is setback 15' from the property line, maintaining sufficient length to accommodate another parking space on the driveway.

The proposed addition will benefit the City and the surrounding neighborhood through investment in the property and by its conformance to all of the regulations as set forth in the Zoning Ordinance. The proposed addition will be an improvement to the existing structure and the upgrades to the property should have a beneficial impact on surrounding property values. Therefore, staff determines that the addition will not be detrimental to improvements in the neighborhood or to the general welfare of the city.

- 3. The proposed development will be consistent with the general plan.**

Goal 3 of the City's 1984 General Plan states "encourage public and private development which is aesthetically sensitive to the surrounding environment and is of the highest quality design and construction." Staff finds that although the architecture of the addition will match the style of the homes in the immediate neighborhood, the proposed structure could be finished with additional architectural features to better enhance the residence and improve the quality of the neighborhood. Specifically, staff recommends that the applicant include wood trims around all windows to augment the appearance of the windows and add architectural interest to the home. With the condition to add trims around the windows, staff finds that the development will be of the highest quality design appropriate to the neighborhood and construction and consistent with the City's General Plan Goal 3.

General Plan Residential Policy 1 states "protect the residential character of existing residential neighborhoods." The one-story traditional style home, with stucco finish and composition shingle roofing, is similar to other traditional style homes, and complements the ranch style homes found in the immediate neighborhood. Therefore, it should be an economic benefit to the area.

San Bruno General Plan designates the property as single-family residential and the proposed addition to

the structure is consistent with the residential general plan designation. The home's design will accommodate a single family only and no portion is intended as a second unit.

- 4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.**

The proposed structure will not unreasonably restrict or interfere with light and air on the property adjacent to the left (south) since the structure maintains the existing setbacks, therefore maintaining sufficient distance from the property adjacent to the south. The proposed structure will not interfere with the light and air on the property adjacent to the right (north), since the addition will be 20'-6" away from the north property line.

Furthermore, the addition will remain a single story with a gable roof parallel to the side property line; an architectural feature which helps reduce the apparent mass from the adjacent properties and creates less shadow on adjacent properties due to its sloped design.

- 5. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.**

The character of the new structure will be consistent with the scale and design of the other homes in the immediate neighborhood and is generally pleasing in its architectural design. No change is being proposed to the front of the residence, therefore the general appearance of the proposed building will be in keeping with the character of the neighborhood and will not be detrimental to the orderly and harmonious development of the city. The addition will be finished with stucco and composition shingle roof material to match the existing residence, which are finished materials utilized on the surrounding homes.

The construction of the addition will benefit the City and the surrounding neighborhood through investment in the property. The proposed residence will be an improvement not only to the subject property, but will also have a beneficial impact on adjacent property values as well.

- 6. The proposed expansion complies with applicable off-street parking standards of the zoning ordinance.**

The subject property contains an attached one-car garage and the proposal does not call for an expansion of the garage facilities. Because the total living area (excluding the garage) is 1,804 square feet, the application does not exceed the City's 1,825 square foot parking guideline for expanded off-street parking facilities. Additionally, the driveway is 15'-0" deep- deep enough to provide one additional off street parking space.

Recommendations

In conclusion, staff recommends the following:

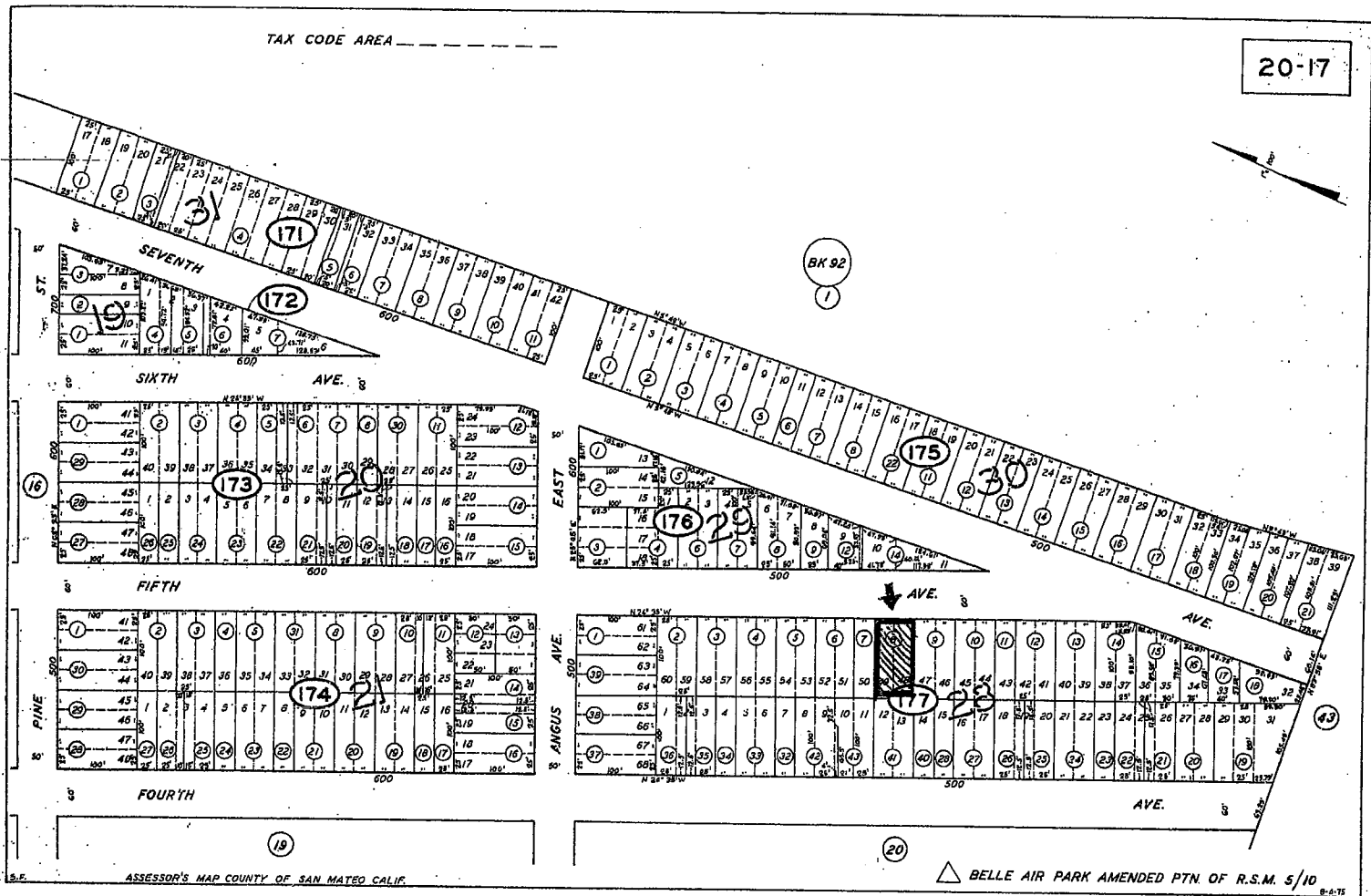
- Add wood trims around all windows to add interest to the proposed structure.
- Verify dimensions on the plans to ensure consistency. Specifically, the dimensions on the site plan do not add up to the lot width.

FINDINGS OF FACT

1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use since all construction will meet the Uniform Building Code and attain all appropriate Building Division permits.
2. The proposed development will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city given the expansion is in scale with the neighborhood and is consistent with the permitted uses of a low-density residential neighborhood.
3. The proposed development will be consistent with the general plan, since the proposed single family home meets the general plan designation of low-density residential for the subject property. Any establishment of a second dwelling unit on the property would require Planning Division review and approval.
4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood, since the structure maintains the setbacks required by code, will remain a single story and will consist of a gable roof parallel to the adjacent neighbors.
5. The general appearance of the proposed architectural design will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood since this addition will be an economic benefit to the surrounding area.
6. The proposed expansion complies with applicable off-street parking standards of the San Bruno Zoning Ordinance.

Submitted on 7/03/06 by:

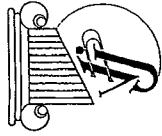
Beilin Yu
Associate Planner



543 Fifth Avenue
 020-177-080
 UP-06-19



Drawn & Designed By:



VICTOR MORALES JR.
VJ Construction
Architectural Design and Drawing
NEW CONSTRUCTION, ADDITION
REMODELING, CITY PERMIT
Tel. No (408) 935-83-98
Tel. No (408) 461-0867
448 NORTH STREET MOUNTAIN VIEW CA 94035
UC 745294

RICO ADDITION

543 FIFTH STREET SAN BRUNO CA

Owner:
MR & MRS RAQUEL RICO
545 FIFTH STREET
SAN BRUNO CA

Project Name:
RICO ADDITION

SHEET INDEX:

- A0 TITLE SHEET, SITE, ROOF PLAN
- A1 PROPOSED FLOOR PLAN
- A2 ELEVATIONS
- A3 ROOF FRAMING / FOUNDATION PLAN
- A4 DETAILS
- T1 TITLE 24

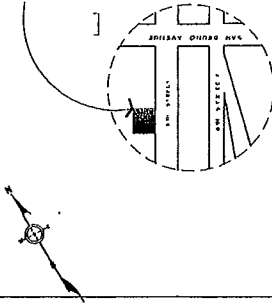
PROJECT DATA:

OWNER: RAQUEL RICO
ADDRESS: 543 FIFTH STREET
SAN BRUNO CA
A.P.N.:
LEGAL DESCRIPTION:
FLOOD ZONE: NO
(E) LIVING SPACE: 950 SQ. FT.
(N) LIVING SPACE: 854 SQ. FT.
(E) GARAGE AREA: 253 SQ. FT.
TOTAL LIVING AREA: 1804 SQ. FT.
LOT SIZE: 5,000 SQ. FT.
F.A.R. (COVERAGE):

GENERAL NOTES:

1. The following specifications shall conform to the U.S.C. 2001, U.P.C. 2001.
2. Contractor shall verify all dimensions, elevations and conditions prior to start of any field works.
3. Any deviations caused by the field conditions or any other factors shall be reported to the designer. The plan shall be brought to the designer's attention.
4. Any discrepancy not reported to the designer will be considered the designer's responsibility.
5. The contractor shall be responsible for the satisfactory completion of all work in accordance with the project plans and specifications.
6. Written dimensions shall supersede scaled drawings.
7. All work shall conform to all applicable local codes.
8. These general notes shall pertain to the project as applicable. See working drawing for pertinent elements related to herewith governing the construction of this project.
9. The project shall be current edition as of the date of building permit applicable for this project.

SITE



VICINITY MAP

1/8" = 1'0"

Scope of Work

REAR ADDITION

SITE / PROPOSED ROOF PLAN

SCALE: 3/16" = 1'-0"

5th STREET

UP 06-19

CITY OF SAN BRUNO
COMMUNITY DEVELOPMENT DEPARTMENT

MAY 23 2006

RECEIVED



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**ARCHITECTURAL REVIEW COMMITTEE
STAFF REPORT
AGENDA ITEM NO. 3
July 13, 2006**

PROJECT LOCATION

1. Address: 1670 Claremont Avenue
2. Assessor's Parcel No: 019-024-220
3. Zoning District: R-1 (Single-Family Residential District)
4. General Plan Classification: Single-Family Residential District

EXHIBITS

- A: Site Location
B: Site Plan, Floor Plans, and Elevations
C: Photos

REQUEST

Request for a Use Permit to allow the construction of an addition that exceeds the .55 floor area ratio guideline per Section 12.200.030.B.2 of the San Bruno Zoning Ordinance. Dale Design (Applicant), James Greig (Owner). **UP-06-021**

RECOMMENDATION

Staff recommends that the Architectural Review Committee forward Use Permit 06-021 to the Planning Commission with a positive recommendation subject to the suggested revision based on Findings of Fact 1-6.

ENVIRONMENTAL ASSESSMENT

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor Expansions to Existing Facilities.

EXISTING CONDITIONS

The subject property is located on the west end of Claremont Avenue, between Glenview Drive and Fairmont Drive. This is a rectangular-shaped lot with a total size of 5,000 square feet. The property is currently developed with a modern, split-level three bedroom and two bathroom, 1,823 square foot two-story residence with a 530 square foot attached two-car garage.

SURROUNDING LAND USES

North: Fairmont Drive - R-1 Zone, single-family residential

South: Glenview Park - O Zone, open space district

East: Concord Way - R-1 Zone, single-family residential

West: Earl Avenue - R-1 Zone, single-density residential

PROJECT INFORMATION

The proposed project includes a western side extension to the ground level. An expansion above on the upper level, with significant new architectural detail to the front of the home is also proposed.

The first floor addition and remodel would add 383 square feet and convert an existing walkway into garage storage (88 square feet). The proposal would add a new full bathroom, expand the family room and create a new enclosed entry way to the home on the ground level.

The second floor addition would be 264 square feet, allowing for an expansion of the kitchen. The addition would also convert the existing living room into a dining room, add a partition wall to the west end of the room and create a new living room over the ground floor expansion.

If approved and constructed this would be a 4-bedroom, 3-bathroom home, with 2,435 square feet of living area and a 530 square foot garage with expanded storage. Project details are shown in the following table:

SITE CONDITIONS		ZONING REQUIREMENTS	EXISTING CONDITIONS	PROPOSED CONDITIONS
Land Use		R-1	R-1	same
Lot Area		Min. 5,000 sq. ft	5,000 sq. ft	same
Lot Coverage		Max. 2,200 sq. ft (44%)	1,226 sq. ft (25%)	1,609 sq. ft (32%)
Gross Floor Area		Max. 2,750 sq. ft	2,353 sq. ft	3,088 sq. ft
Floor Area Ratio		.55	.47	.617
Building Setbacks	Front	15'-0" to home 20'-0" to garage	19'-0" to home 20'-0" to garage	20'-0" to home and garage
	Rear	10'-0"	16'-0"	16'-0"
	R Side	5'-0"	17'-0"	5'-0"
	L Side	5'-0"	5'-0"	5'-0"
Building Height		28'-0"	21'-8"	21'-8"
Covered Parking		2 spaces	2 spaces	2 spaces

* Notes:

- Gross Floor Area includes garage area

Square Footage Breakdown:

	Ground floor	Second Floor	Garage	Total
Existing	597	1,226	530	2,353
Proposed	348	264	123*	735
Total	945	1,490	653	3,088

* Notes:

- Existing garage to remain the same. Proposed storage adjacent to garage and accessible from the garage interior only.

ANALYSIS AND RECOMMENDATION

This home addition proposal requires a Use Permit approval. The Use Permit application is required because the expansion will exceed the .55 floor area ratio guideline, as set forth in the City of San Bruno Zoning Ordinance. The proposed floor area ratio is .617, slightly higher than other floor area ratios that have been approved in the past on a standard 5,000 square foot lot.

Use Permit 06-021

The applicant has designed the home to meet all residential addition guidelines except for the .55 floor area ratio guideline. Currently, the proposal has a .617 floor area ratio. While the design of a home with a split level makes any addition more difficult (due to the already higher than normal FAR), the proposed extension may make the home larger than what is compatible in the surrounding single-family neighborhood. Therefore, staff is recommending that the applicant decrease the size of the addition.

The applicant has proposed a two-story addition on the western side of the property, expanding the ground floor family room and second story living room. As part of the extension, the new ground floor proposes a full bath and study/guest bedroom with storage closet, as well as a shared indoor/outdoor gas fireplace between the family room and rear stone patio. As part of a preliminary consultation with staff, the applicant has agreed to propose an expanded ground floor family room that is incorporated into the entry way and should have proper circulation with the upper story of the home, in part to prevent any unwarranted conversion of the home to a second dwelling unit. The family room will be open to the new entry way and include a low, 30" tall wall which should maintain inclusion with the rest of the home.

On the proposed second floor plan, the applicant has designed an expanded kitchen, converted the existing living room into a dining room and added a partial wall to separate the new expansion. The addition will be used as a living room, open on both sides of the new interior wall to the dining room and kitchen area.

*Pursuant to the City's Zoning Code, the Commission shall grant the Use Permit if it makes the following findings (required findings are in **bold** followed by staff's analysis):*

- The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.**

With the condition that the applicant obtain a building permit prior to construction, the addition will be constructed according to the Uniform Building Code and therefore will not be detrimental to the health, safety and general welfare of the persons residing in the neighborhood. The proposed structure will also be constructed with sufficient distance from the side property lines to provide for fire safety construction and egress requirements. Therefore, the development will not be detrimental to the health and safety of the persons residing in the neighborhood.

2. The proposed development will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city.

The proposed addition generally complements the current neighborhood design, both in scale and with its architectural features and is consistent with the permitted uses of a single-family residential neighborhood. On-street parking in the neighborhood area should not be negatively impacted since an existing two-car garage will remain to meet the property's off-street parking needs.

The proposed addition will benefit the City and the surrounding neighborhood through investment in the property and by its conformance to all of the regulations as set forth in the Zoning Ordinance. The proposed addition will be an improvement to the existing structure and the upgrades to the property should have a beneficial impact on surrounding property values. Therefore, staff determines that the addition will not be detrimental to improvements in the neighborhood or to the general welfare of the city.

3. The proposed development will be consistent with the general plan.

The general plan designates the property as single-family residential and the proposed addition to the structure is consistent with such residential general plan designation. The home's design will accommodate a single family only and no portion is intended as a second unit. Any establishment of a second dwelling unit on the property would require Planning Division review.

4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.

The applicant has designed the home to meet all residential addition guidelines except for the .55 floor area ratio guideline. The proposal has a .617 floor area ratio and staff is recommending that the applicant decrease the size of the addition. While the design of a home with a split level makes any addition more difficult (due to the already higher than normal FAR), the proposed extension may make the home larger than what is compatible in the surrounding neighborhood. With a slight redesign, staff finds that this addition will not impair the value or unreasonably restrict the light and air of adjacent properties.

Architecturally, the home's expansion proposes to match the existing modern, split-level home's exterior materials of stucco and wood siding, offset between the ground and second levels. The new ground level will have horizontal wood siding to match the siding found on the existing second level. The new second level will have stucco to match the existing ground level. Both floors will use vertical wood siding

on the rear elevations, a complement to the existing vertical wood siding on the front second story cantilever wall. The new roof portions propose to match the existing asphalt shingles and windows will be replaced throughout. The proposed expansion's cross gable roof will tie into the existing home's gable roof and have a matching pitch. Additionally, two new skylight windows will be added to the eastern elevation roofline. Staff supports the design of the proposed addition given that the finished materials will match the existing home and those of the nearby homes.

- 5. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.**

The home's expansion proposes to match the existing modern, split-level home's exterior materials of stucco and wood siding, offset between the ground and second levels. Staff supports the design of the proposed addition given that the finished materials will match the existing home and those of the nearby homes.

The proposed residence will be an improvement not only to the subject property but will also have a beneficial impact on the modest and well-maintained neighborhood, which is comprised of modern, split-level homes. On-street parking in the area should not be negatively impacted, which would otherwise diminish the desirability of the adjacent properties and overall neighborhood.

- 6. The proposed expansion complies with applicable off-street parking standards of the zoning ordinance.**

The subject property contains an attached two-car garage which is to be slightly expanded for additional storage closets as part of the project. Additionally, adequate space exists for laundry facilities, thereby not impacting the required 400 square feet of garage parking for vehicles. All off-street parking standards will be met with this proposal.

Recommendations

In conclusion, staff recommends the following:

- That the applicant decrease the size of the addition. While the design of a home with a split level makes any addition more difficult (due to the already higher than normal FAR), the proposed extension may make the home larger than what is compatible in the surrounding neighborhood.
- The Building Division has advised that the lower floor gas fireplace, which is to be shared between the living room and outdoor patio, may cause some ventilation problems for the interior space. Applicant shall provide information regarding the current design of the gas fireplace and how the unit controls air flow between the exterior and interior areas.

FINDINGS OF FACT

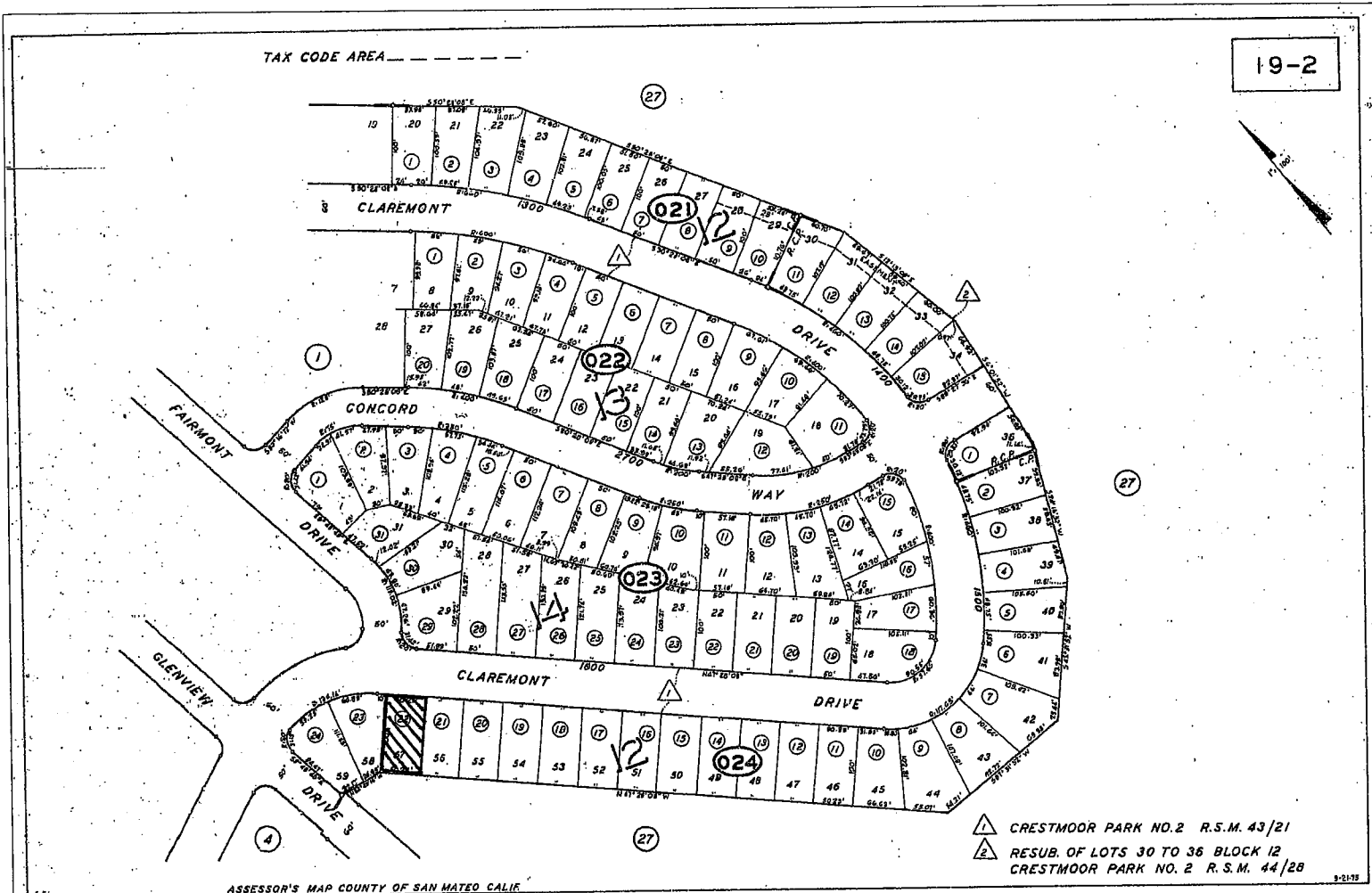
1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the

neighborhood of such proposed use since all construction will meet the Uniform Building Code and attain all appropriate Building Division permits.

2. The proposed development will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city given the expansion is in scale with the neighborhood and off-street parking requirements will be met, thereby eliminating any negative impacts to on-street parking availability.
3. The proposed development will be consistent with the general plan, since the proposed single family home meets the general plan designation of single-family residential for the subject property. Any establishment of a second dwelling unit on the property would require Planning Division review and approval.
4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood, given the suggested revision to expansion size as noted in the staff report analysis section.
5. That the general appearance of the proposed architectural design will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood since this addition will be an economic benefit to the surrounding area.
6. The proposed expansion has provided an attached two-car garage which complies with applicable off-street parking standards of the zoning ordinance.

Submitted on 7/5/06 by:

Tony Rozzi
Assistant Planner



1670 Claremont Avenue
 019-024-220
 UP-06-021

Exhibit A – Site Location

Alteration & Renovation 1670 CLAREMONT DRIVE PROPERTY

PROJECT INFORMATION

DESCRIPTION: Minor addition to a single family residence with facade and site improvements. In keeping with neighborhood context.

PROPERTY LOCATION: 1670 Claremont Drive, San Bruno, CA 94066-2710
CITY BLOCK/LOT NO.: Lot 57, Block 12
FACILITY NO.: 019-022-024-22A

ALL WORK SHALL COMPLY WITH:

1. CODE CLASSIFICATION:

OCCUPANCY: Group R-1 Residential Single Family

TYPE OF CONSTRUCTION: Type V-4, Not Required for Fire Resistance

FIRE SPRINKLERS: None

EXISTING BUILDING STORES: Single Story over Garage Level

EXISTING BUILDING AREA: (E) Base Building Footprint: 1,226 sqf (upper level)

(E) Upper Level: 1,226 sqf

(E) Ground Level: 1,226 sqf (conditioned)

(E) Total Building Area: 2,452 sqf (non-conditioned/garage)

PROPOSED BUILDING AREA: (N) Base Building Footprint: 1,606 sqf (main level)

(N) Upper Level: 1,226 sqf

(N) Ground Level: 967 sqf + 246 sqf (conditioned)

(N) Total Building Area: 3,539 sqf (non-conditioned/garage)

NET BUILDING AREA: 3,088 sqf

GROSS LOT SIZE:

(Irregular): 4,717 sqf

ADJUSTED LOT AREA AND PERMITTED FLOOR AREA:

4,212 ± 1,000 = 4,717 ± 500 = 2,044.58

BUILDING FOOTPRINT: Horizontal Addition, West setback

2. BUILDING CODES: 2001 California Building Code, 2001 California Fire Code, 2001 California Plumbing Code, 2001 California Electrical Code, 2001 California Mechanical Code, 2001 California Administrative Code, TITLE 24

3. INTENDED USE: Single Dwelling Unit (no change)

SHEET INDEX

ARCHITECTURAL DRAWINGS

A000 OVERALL PROJECT INFORMATION

A001 SITE & DEMO PLAN

A002 PROPOSED SITE & DEMO PLAN

A101 LOWER LEVEL (E) & DEMO FIRST FLOOR PLAN

A102 LOWER LEVEL (E) & DEMO FIRST FLOOR PLAN

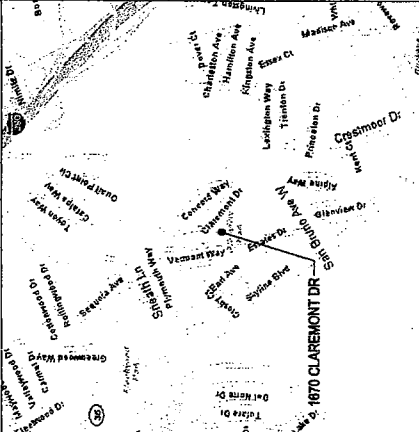
A112 LOWER LEVEL PROPOSED FLOOR PLAN

A201 UPPER LEVEL PROPOSED FLOOR PLAN

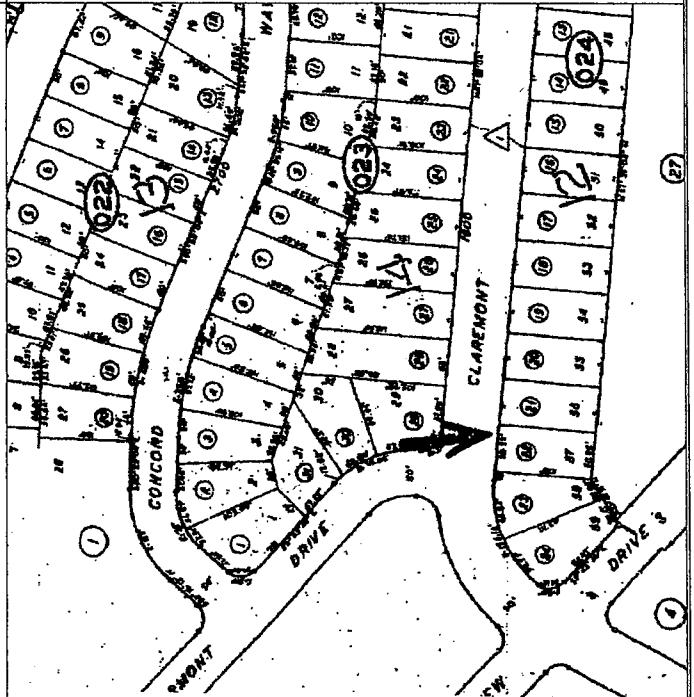
A202 (E) & PROPOSED EXTERIOR ELEVATIONS

A203 (E) & PROPOSED EXTERIOR ELEVATIONS

LOCATION MAP

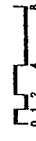


SITE / ROOF PLAN SCALE: 1/8" = 1'-0"



Greig Residence
1670 Claremont Drive
San Bruno, CA
94066-2710

Scale: As Noted



Drawing Description:

Overall Project Information

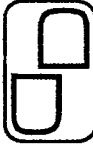
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Checked By:

Sheet Number:

A000

Design Services:



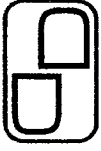
DALE DESIGN
185 Margaret Avenue
San Francisco, CA 94112
415.244.1283 v
415.641.1851 f

ISSUES AND REVISIONS	
No.	Date
01	06/19/06 Planning Submission
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APN: 019-022-024-22A

Exhibit B – Site, Floor and Elevation Plans

Design Services:



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195 Margaret Avenue
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ISSUES AND REVISIONS

No.	Date	Issue	By
01	08.08.08	Final	Schneider

APN: 019-022-024-22A

Greig Residence
1670 Claremont Drive
San Bruno, CA
94066-2710

Project:

Scale: 1/4" = 1'-0"

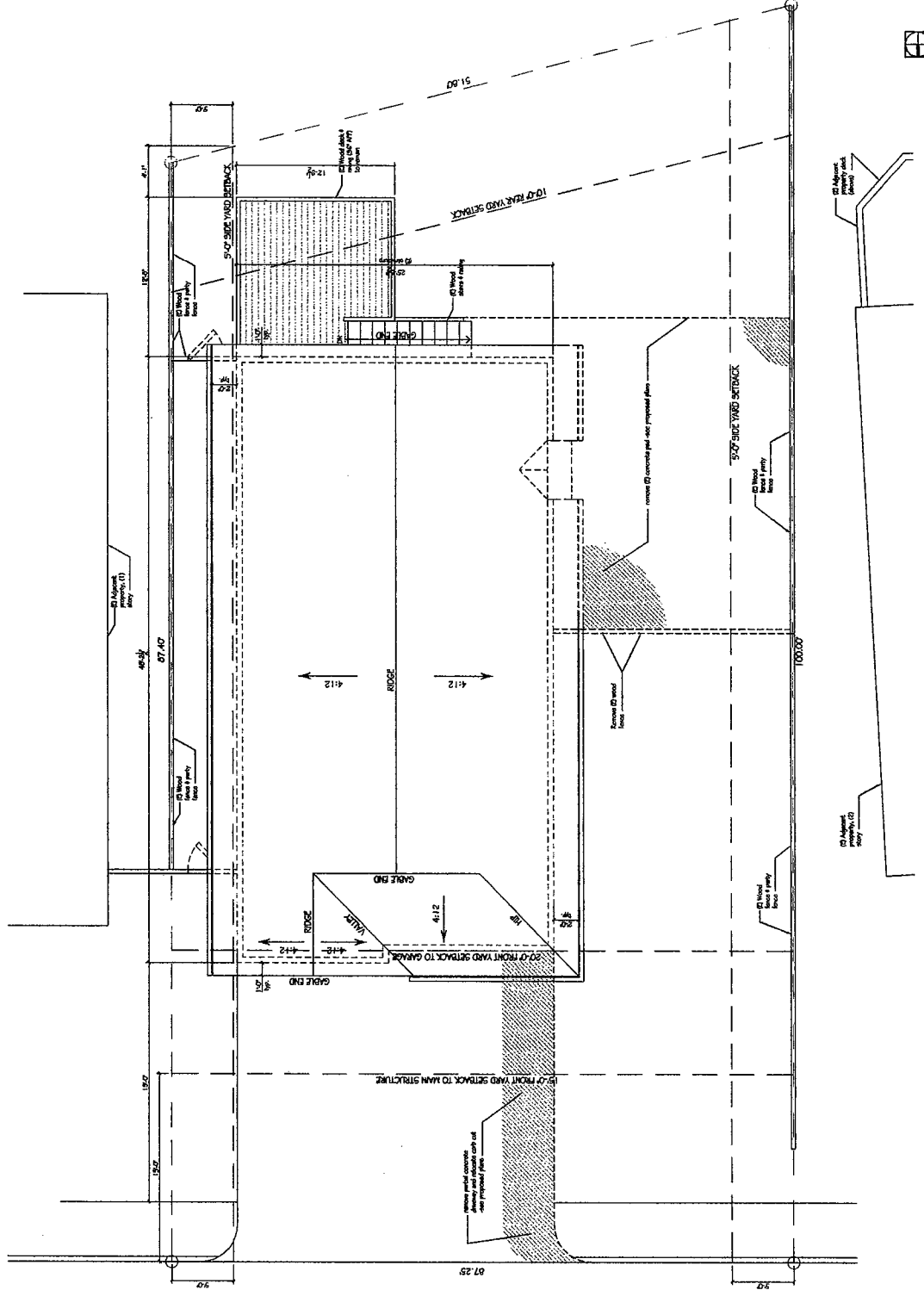
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Drawing Description:

**Existing & Demolition
Site & Roof Plan**

Drawn By: _____
Sheet Number: _____

A001



Existing & Demolition Site & Roof Plan
Scale: 1/4" = 1'-0"

1

Design Services



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185 Margaret Avenue
San Francisco, CA 94112
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415.841.1851 f

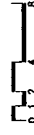
ISSUES AND REVISIONS		
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APN: 019-022-024-22A

Greig Residence
1670 Claremont Drive
San Bruno, CA
94066-2710

Project

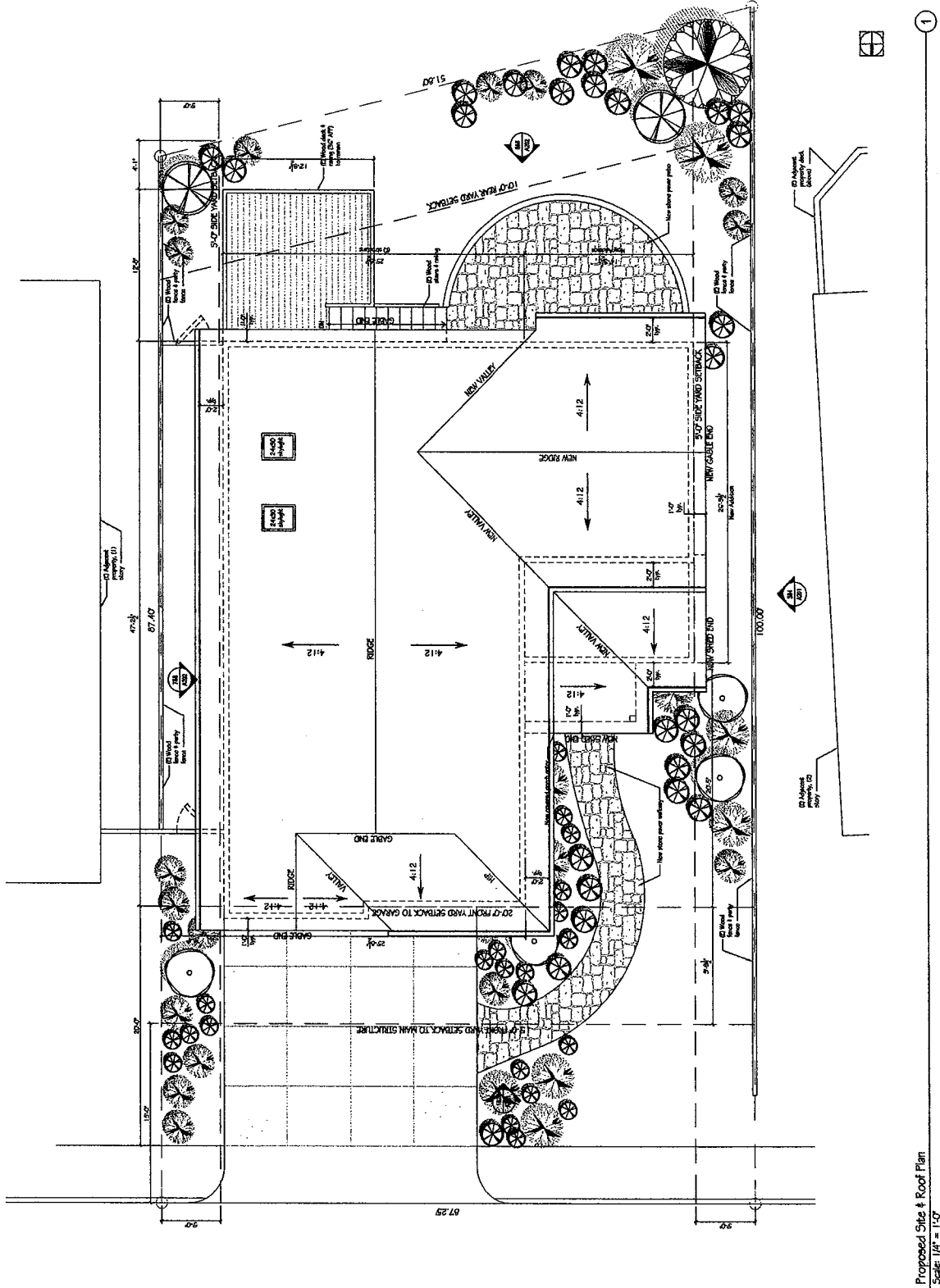
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Drawing Description:

Proposed Site & Roof Plan

Drawn By: _____
Checked By: _____
Sheet Number: **A002**



Proposed Site & Roof Plan
Scale: 1/4" = 1'-0"

Design Services:



DALE DESIGN
185 Margaret Avenue
San Francisco, CA 94112
415.244.1283 v
415.841.1851 f

ISSUES AND REVISIONS

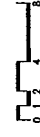
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01	04.13.08	Planning Submission	DB

APN: 019-022-024-22A

Greig Residence
1670 Claremont Drive
San Bruno, CA
94066-2710

Project:

Scale: 1/4" = 1'-0"



Drawing Description:

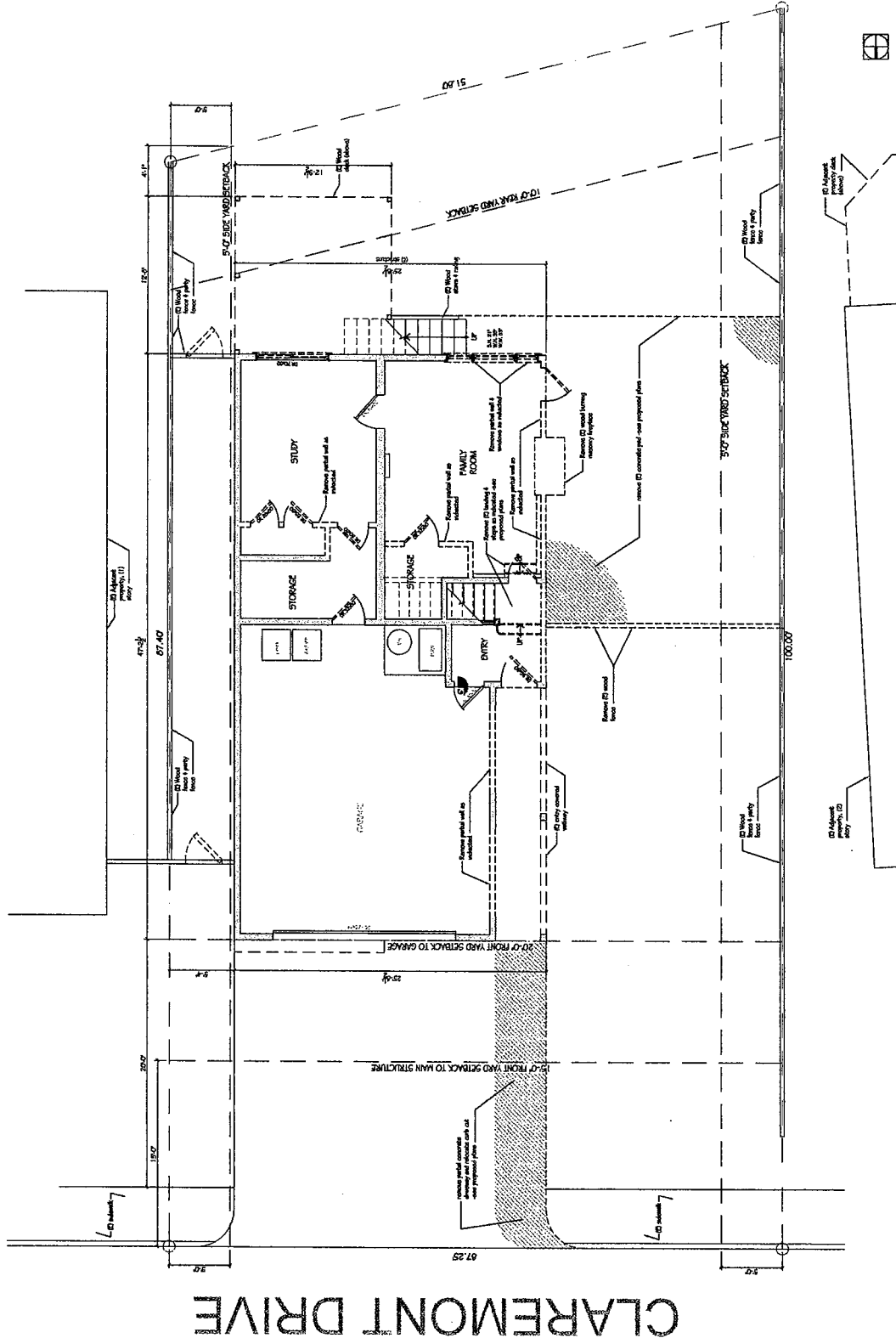
**Ground Level Existing
& Demolition Plan**

Drawn By:

Checked By:

Sheet Number:

A101



Ground Level Existing & Demolition Floor Plan
Scale: 1/4" = 1'-0"



DALE DESIGN
195 Margaret Avenue
San Francisco, CA 94112
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415.841.1851 f

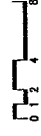
ISSUES AND REVISIONS		
No.	Date	Revised By
01	06.10.02	Plantation Submission DS

APN: 019-022-024-22A

Greig Residence
1670 Claremont Drive
San Bruno, CA
94066-2710

Project

Scale: 1/4" = 1'-0"



Drawing Description:

**Ground Level
Proposed Floor Plan**

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Checked By: _____
Sheet Number: _____

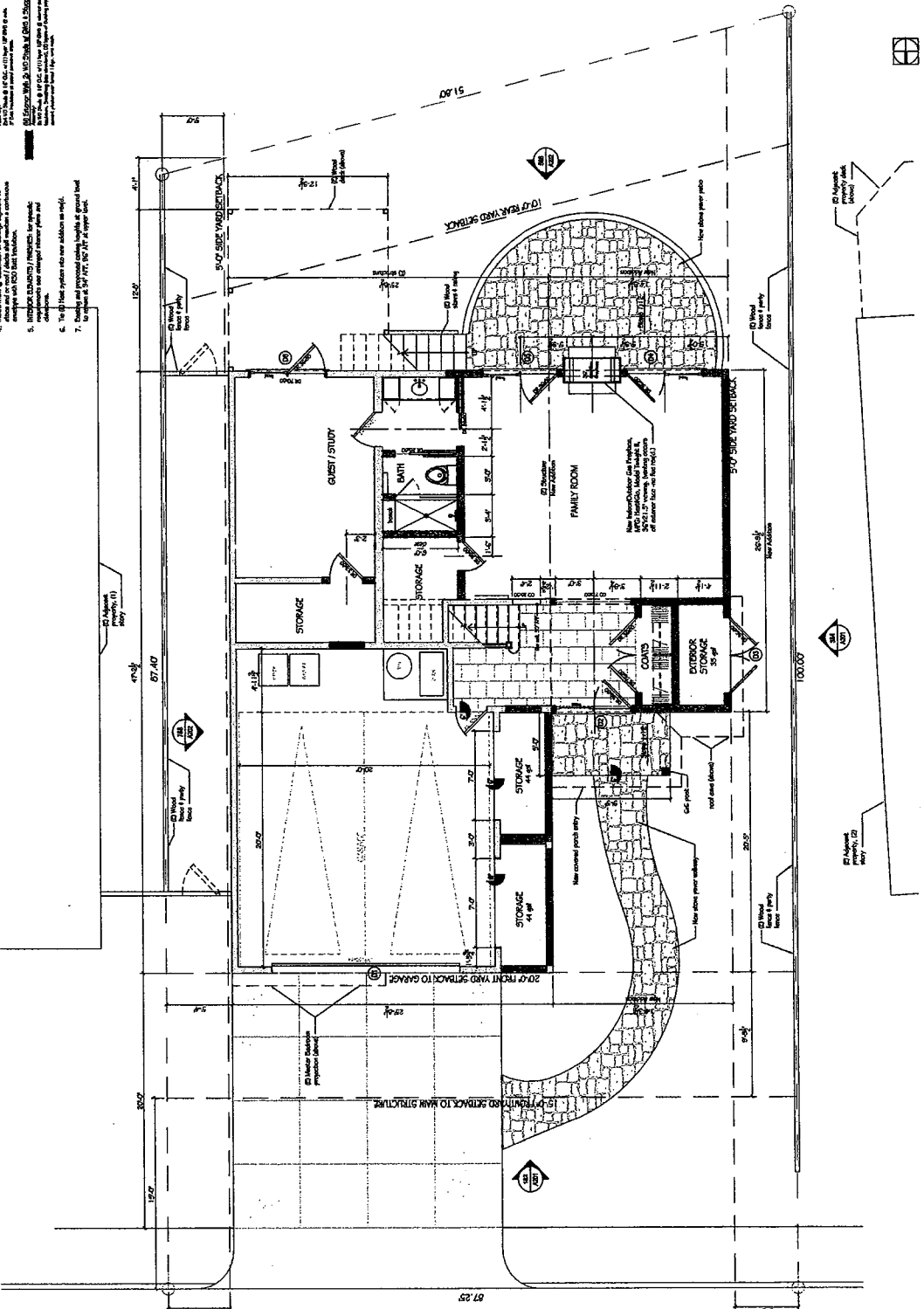
A111

General Notes

1. Dimensions are to the face of wall unless noted otherwise. All dimensions are in feet and inches. All dimensions are rounded to the nearest 1/8".
2. Walls noted as "New" are to be constructed of concrete masonry with 8" S.D. concrete block.
3. EXISTING & PROPOSED WALLS: All exterior walls and existing interior walls are to be constructed of concrete masonry with 8" S.D. concrete block.
4. EXISTING & PROPOSED FLOORS: All floors are to be constructed of 4" concrete on 8" S.D. joists. All floors are to be finished with 1/2" tile.
5. EXISTING & PROPOSED ROOFS: All roofs are to be constructed of 2" concrete on 8" S.D. joists. All roofs are to be finished with 1/2" tile.
6. EXISTING & PROPOSED WINDOWS: All windows are to be constructed of 1/2" glass in 4" S.D. frames. All windows are to be finished with 1/2" tile.
7. EXISTING & PROPOSED DOORS: All doors are to be constructed of 1/2" solid core. All doors are to be finished with 1/2" tile.

Wall & Partition Legend

- 1. EXISTING WALL: Solid line
- 2. PROPOSED WALL: Dashed line
- 3. EXISTING PARTITION: Solid line with dots
- 4. PROPOSED PARTITION: Dashed line with dots
- 5. EXISTING WINDOW: Solid line with cross-hatch
- 6. PROPOSED WINDOW: Dashed line with cross-hatch
- 7. EXISTING DOOR: Solid line with arc
- 8. PROPOSED DOOR: Dashed line with arc
- 9. EXISTING STAIR: Solid line with arrow
- 10. PROPOSED STAIR: Dashed line with arrow
- 11. EXISTING ROOF: Solid line with cross-hatch
- 12. PROPOSED ROOF: Dashed line with cross-hatch
- 13. EXISTING FLOOR: Solid line with cross-hatch
- 14. PROPOSED FLOOR: Dashed line with cross-hatch
- 15. EXISTING CEILING: Solid line with cross-hatch
- 16. PROPOSED CEILING: Dashed line with cross-hatch
- 17. EXISTING EXTERIOR WALL: Solid line with cross-hatch
- 18. PROPOSED EXTERIOR WALL: Dashed line with cross-hatch
- 19. EXISTING EXTERIOR WINDOW: Solid line with cross-hatch
- 20. PROPOSED EXTERIOR WINDOW: Dashed line with cross-hatch
- 21. EXISTING EXTERIOR DOOR: Solid line with arc
- 22. PROPOSED EXTERIOR DOOR: Dashed line with arc
- 23. EXISTING EXTERIOR STAIR: Solid line with arrow
- 24. PROPOSED EXTERIOR STAIR: Dashed line with arrow
- 25. EXISTING EXTERIOR ROOF: Solid line with cross-hatch
- 26. PROPOSED EXTERIOR ROOF: Dashed line with cross-hatch
- 27. EXISTING EXTERIOR FLOOR: Solid line with cross-hatch
- 28. PROPOSED EXTERIOR FLOOR: Dashed line with cross-hatch
- 29. EXISTING EXTERIOR CEILING: Solid line with cross-hatch
- 30. PROPOSED EXTERIOR CEILING: Dashed line with cross-hatch



Ground Level Proposed Floor Plan
Scale: 1/4" = 1'-0"

Design Services:



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185 Margaret Avenue
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ISSUES AND REVISIONS

No.	Date	Issue	By
01	08.10.06	Planning, Submittal	DS

APN: 019-022-024-22A

Greig Residence
1670 Claremont Drive
San Bruno, CA
94066-2710

Project

Scale: 1/4" = 1'-0"



Drawing Description:

**Upper Level Proposed
Floor Plan**

Drawn By: _____

Checked By: _____

Sheet Number:

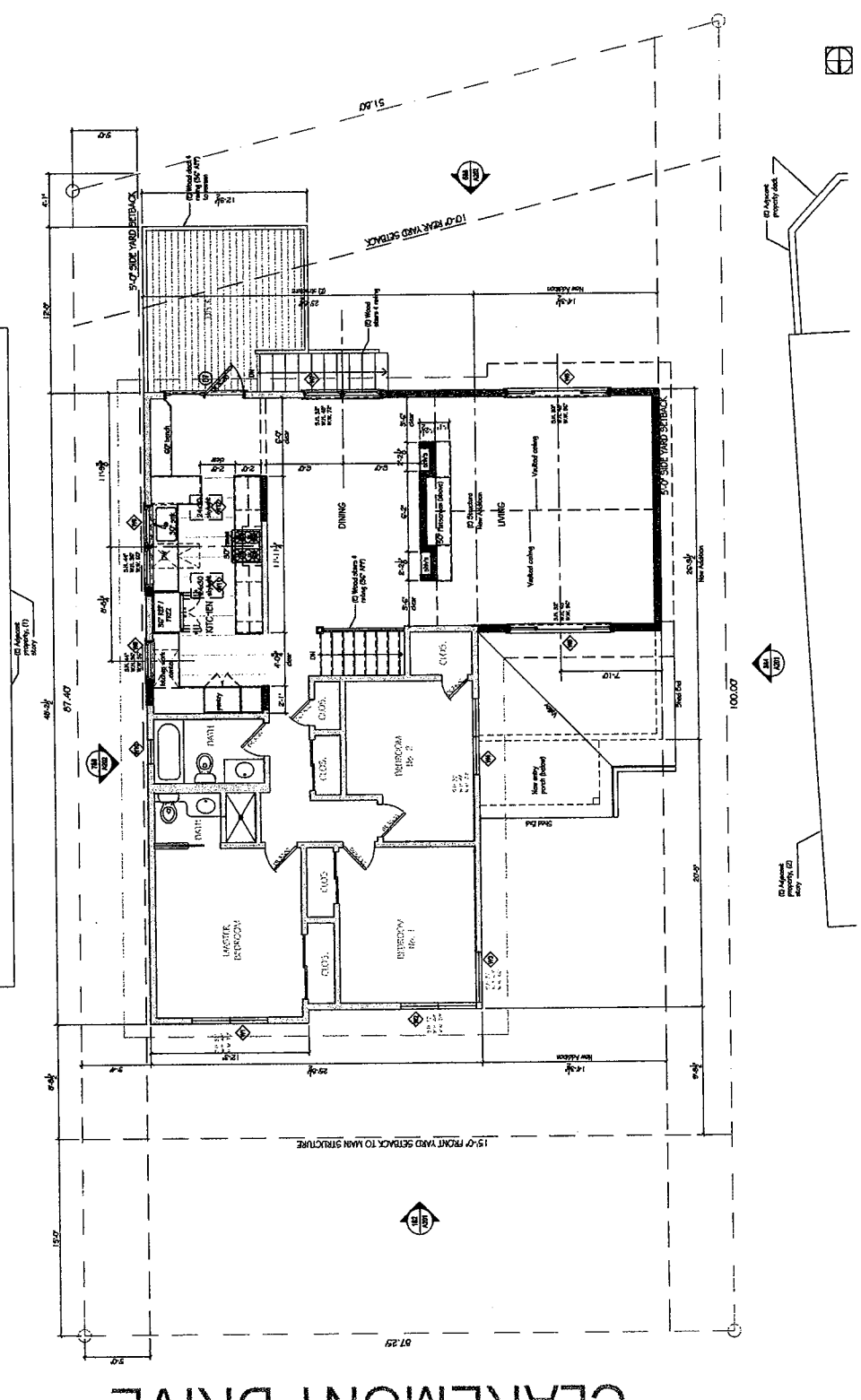
A112

General Notes

1. DIMENSIONS: All dimensions are shown unless otherwise noted. All dimensions are presumed to be center-to-center unless otherwise noted.
2. Notes related to "Notes" are in relation to the main structure.
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Upper Level Proposed Floor Plan
Scale: 1/4" = 1'-0"



DALE DESIGN
195 Margaret Avenue
San Francisco, CA 94112
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415.841.1851 f

ISSUES AND REVISIONS			By
No.	Date	Issue	
01	06.19.08	Planning Submission	DS

APN: 019-022-024-22A

Greig Residence
1670 Claremont Drive
San Bruno, CA
94066-2710

Project

Scale: $1/4" = 1'-0"$

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Drawing Description:

Exterior Elevations Proposed & Existing

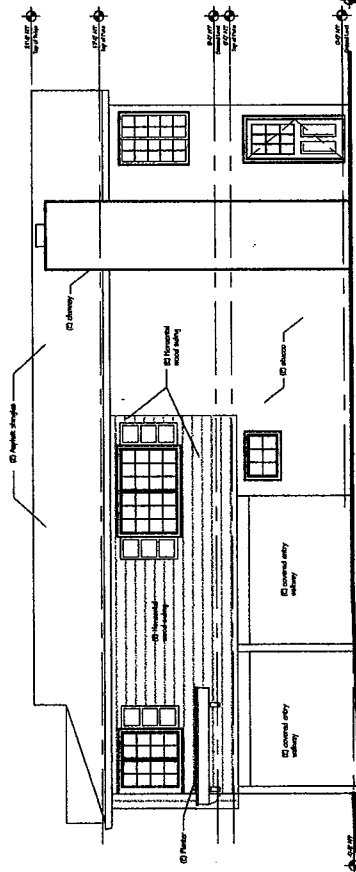
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Sheet Number:

A201

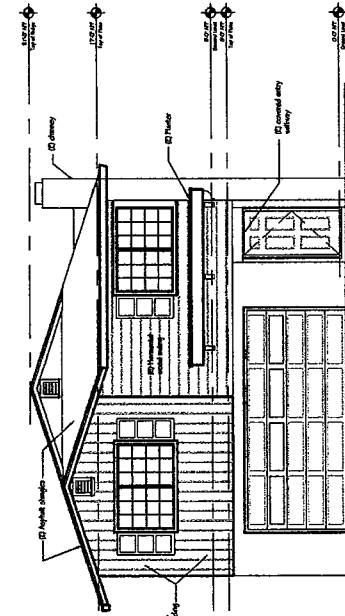
DOOR SCHEDULE		TYPE		Finish	Width	Height
No.	MFG.	Grds	Exterior			
①	Carling House	Grange carriage style No. 108	Yes	Wood	15'-0"	7'-0"
②	Millett Window & Door	French Wood Clad (1) Fixed, (1) Operable In-Swing	Yes	White	Wood	6'-0"
③	Millett Window & Door	DBL. Wood Clad (the glazing) Out-Swing	Yes	White	Wood	6'-0"
④	T.L. Cobb	French Wood Clad (1) Fixed, (1) Operable In-Swing	Yes	White	Wood	6'-0"
⑤	Millett Window & Door	French Wood Clad (1) Fixed, (1) Operable In-Swing	Yes	White	Wood	6'-0"
⑥	Millett Window & Door	French Wood Clad (1) Fixed, (1) Operable Out-Swing	Yes	White	Wood	6'-0"
⑦	Millett Window & Door	French Wood Clad (1) Fixed, (1) Operable Out-Swing	Yes	White	Wood	6'-0"
⑧	Millett Window & Door	French Wood Clad (1) Fixed, (1) Operable Out-Swing	Yes	White	Wood	6'-0"

WINDOW SCHEDULE					
NOTES: Rels. unless otherwise noted. All new windows throughout.					
No.	MFG	TYPE	Glide	Finish Exterior Interior	Width Height
		Wood Clad Horizontal Slider	Yes	White Wood	5'-0" 4'-0"
		Wood Clad Horizontal Slider	Yes	White Wood	5'-0" 4'-0"
		Wood Clad Horizontal Slider	Yes	White Wood	5'-0" 4'-0"
		Wood Clad Horizontal Slider	Yes	White Wood	5'-0" 4'-0"
		Wood Clad Horizontal Slider	Yes	White Wood	7'-4" 4'-0"
		Wood Clad Horizontal Slider	Yes	White Wood	7'-4" 4'-0"
		Wood Clad Horizontal Slider	Yes	White Wood	5'-0" 3'-0"
		Wood Clad Horizontal Slider	Yes	White Wood	5'-0" 3'-0"
		Wood Clad Aiming	No	White Wood	1'-10" 1'-10"
		Wood Clad operable	n/a	White Wood	2'-0" 3'-0"
		Vaux Skylight	n/a	White	2'-0" 3'-0"
		Wood Clad operable	n/a	White	2'-0" 3'-0"

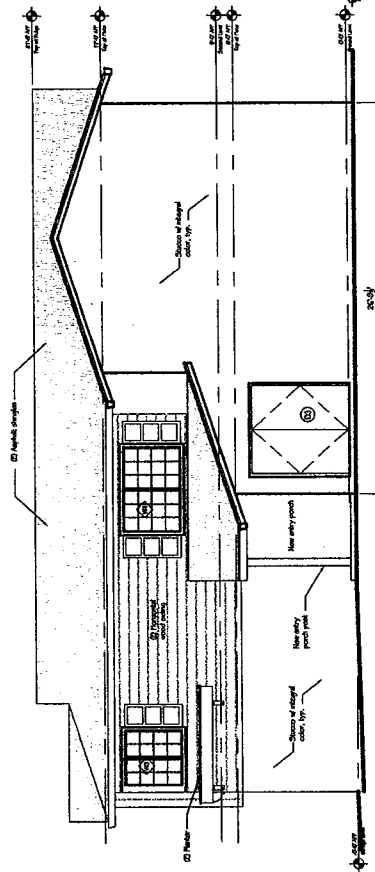


Existing West Elevation (side)
Scale: 1/4" = 1'-0"

57

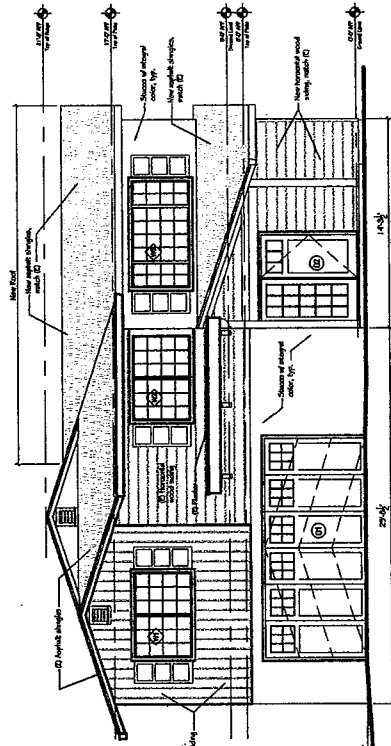


Existing North Elevation (front)
Scale: 1/4" = 1'-0"



Proposed West Elevation (side)
Scale: 1/4" = 1'-0"

©



Proposed North Elevation (front)
Scale: 1/4" = 1'-0"

9

Design Services:



DALE DESIGN
195 Margaret Avenue
San Francisco, CA 94112
415.244.1283 v
415.841.1851 f

ISSUES AND REVISIONS

No.	Date	Issue	By
01	06/19/06	Planning Submission	DS

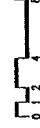
APN: 019-022-024-22A

Greig Residence

1670 Claremont Drive
San Bruno, CA
94066-2710

Project

Scale: 1/4" = 1'-0"

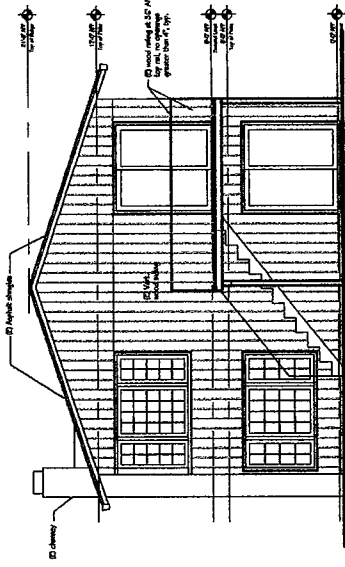


Drawing Description:

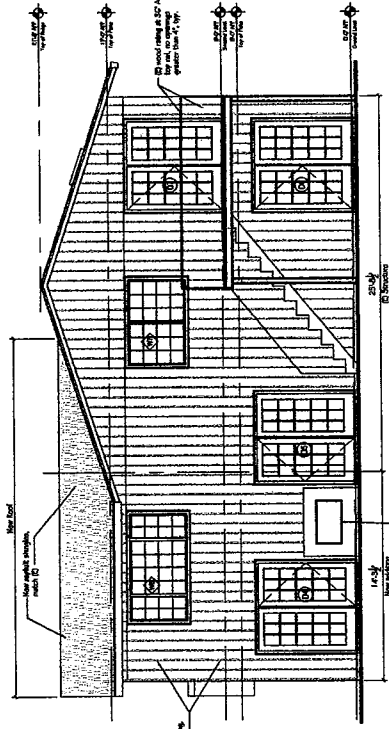
Exterior Elevations Proposed & Existing

Drawn By: _____
Checked By: _____
Sheet Number: _____

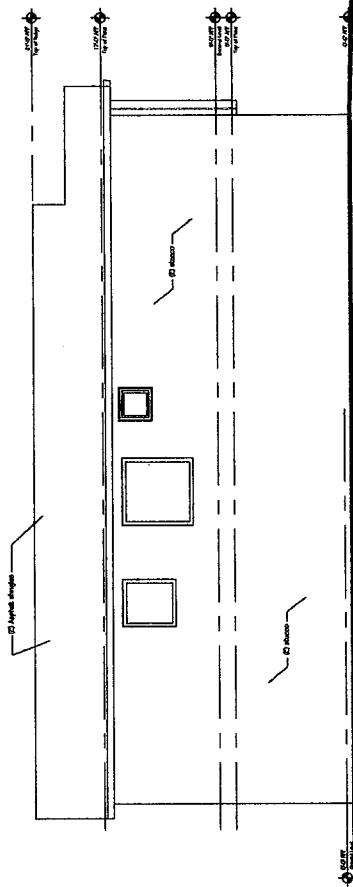
A202



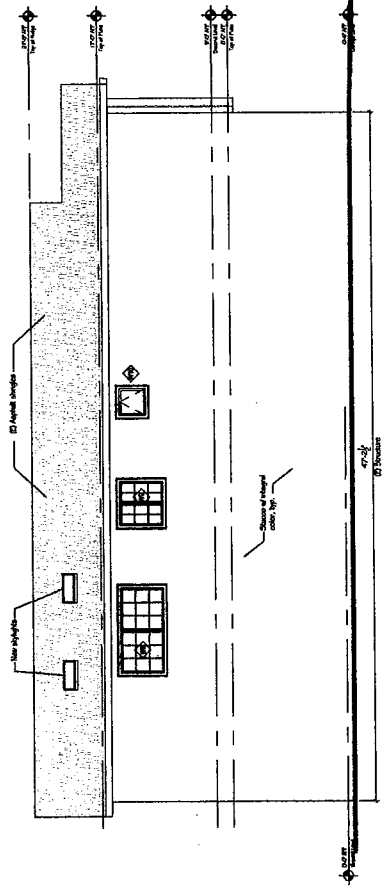
Existing South Elevation (rear)
Scale: 1/4" = 1'-0"



Proposed South Elevation (rear)
Scale: 1/4" = 1'-0"



Existing East Elevation (side)
Scale: 1/4" = 1'-0"



Proposed East Elevation (side)
Scale: 1/4" = 1'-0"

Design Services:



DALE DESIGN
195 Margaret Avenue
San Francisco, CA 94112
415.244.1283 v
415.841.1851 f

ISSUES AND REVISIONS

No.	Date	Issue	By
01	06/12/06	Plan/Spec. Submission	DS

APN: 019-022-024-22A

Greig Residence
1670 Claremont Drive
San Bruno, CA
94066-2710

Project:

Scale: 1/8"



Drawing Description:

Existing Photographs

Drawn By: _____

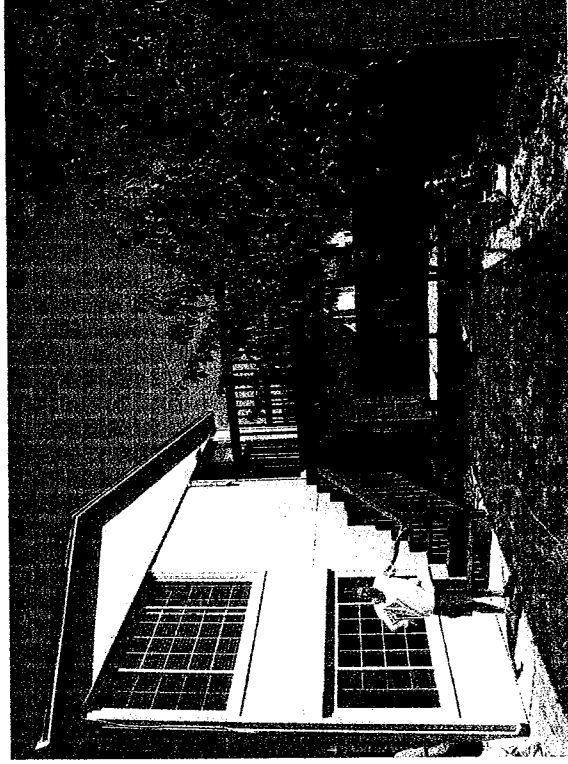
Checked By: _____

Sheet Number:

A300



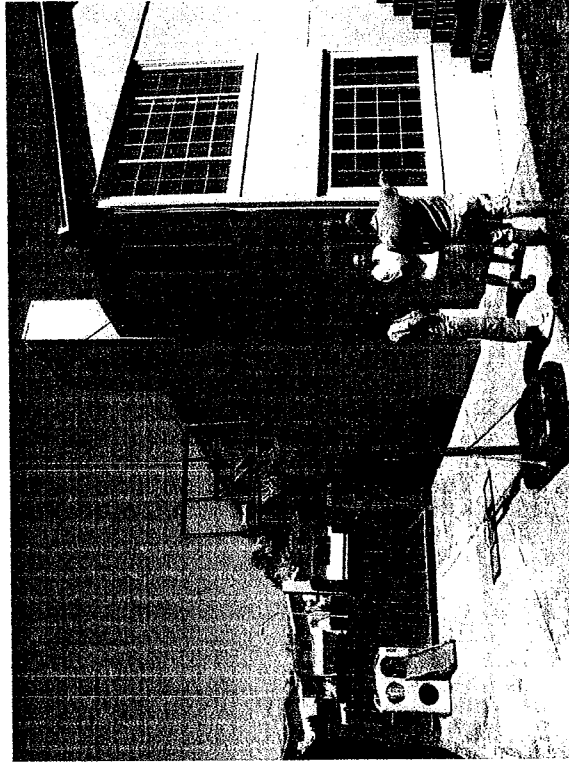
Front facade (North) and side yard (West)



Rear yard facade (South)

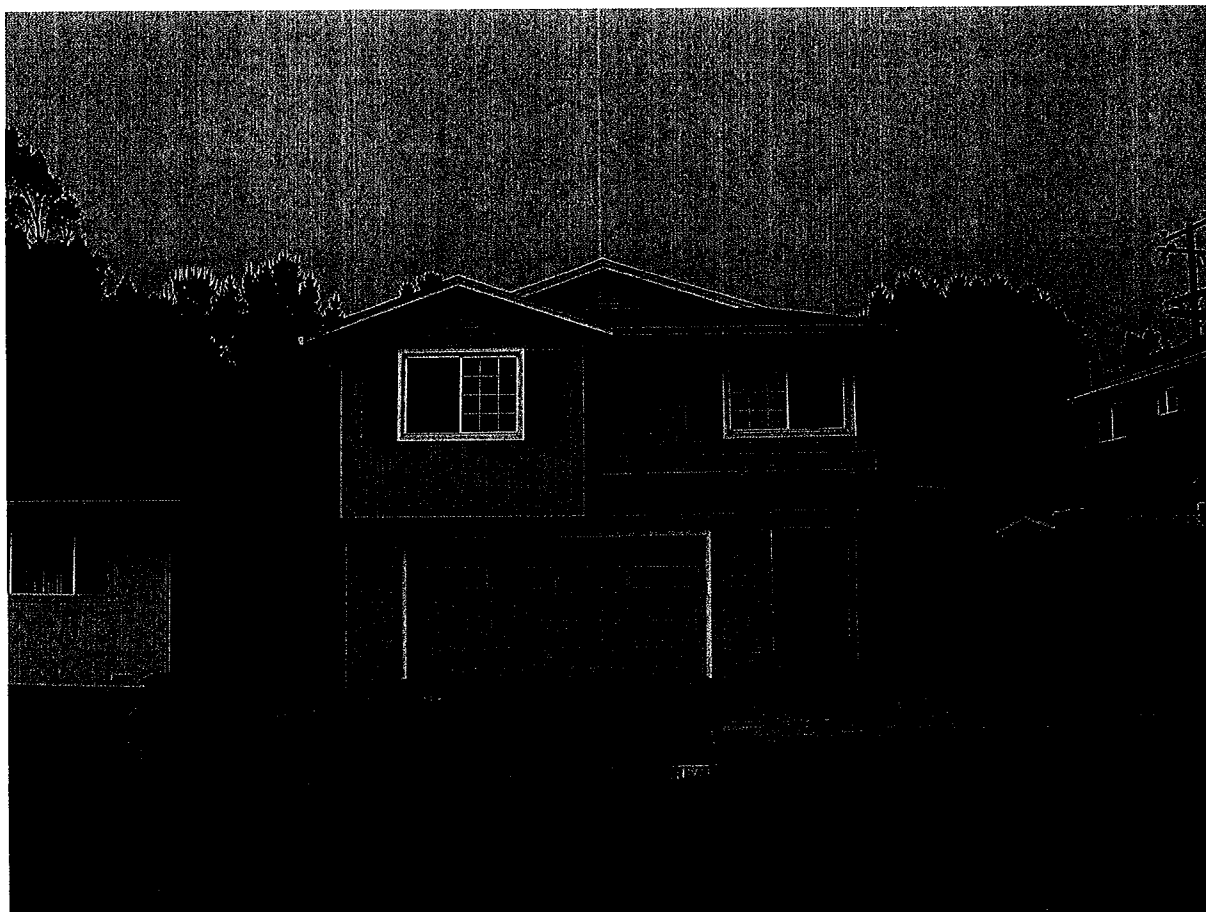


Front facade (North)

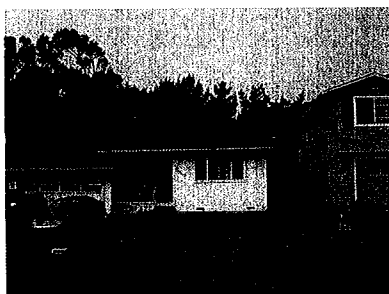


Side yard facade (West)

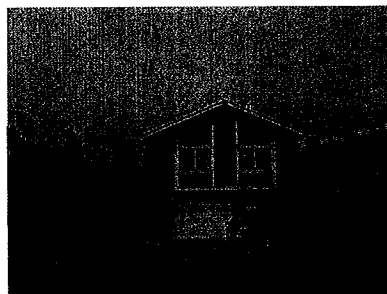
EXHIBIT C: Photos



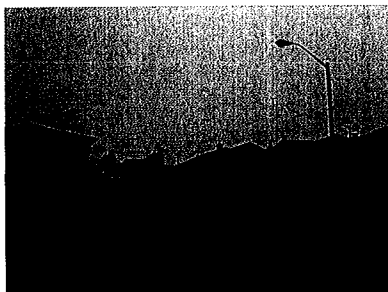
Subject Residence – 1670 Claremont Avenue (019-024-220)



1660 Claremont Avenue (019-024-210)



1680 Claremont Avenue (019-024-230)



Fairmont Drive (Various Homes across street)



1661 Claremont Avenue (019-023-290)

